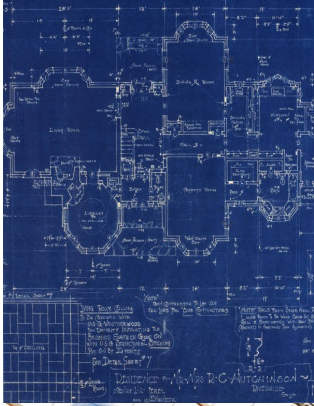


DeKalb County Planning and Sustainability Department



DeKalb County Planning and Development Annual Activity Report 2014



ACKNOWLEDGEMENTS

Lee May, Interim Chief Executive Officer

Board of Commissioners

Nancy Jester	District 1
Jeffrey Rader	District 2
Larry Johnson, Presiding Officer	District 3
Sharon Barnes-Sutton	District 4
Mereda Davis Johnson	District 5
Kathie Gannon	Super District 6
Stan Watson	Super District 7

DeKalb County CEO Staff

Zack Williams, Executive Assistant

Luz Borrero, Deputy Chief Operating Officer of Development

DeKalb Planning and Sustainability Department Directors

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Madolyn Spann, Planning Manager

LaSondra Holston

Development Services Staff

Elijah Watkins , Business License Manager

Lee Azimi, Land Development Manager

Yolanda Swearington, Permits Manager

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INTRODUCTION

Department Vision

A county of well-balanced neighborhoods with a variety of housing choices, neighborhood services (parks, schools) with alternative transportation modes (walking, biking, transit) connecting residents to pedestrian oriented shopping and employment districts developed through an efficient government....Vision for Department –To be the go to “business model” in the state of Georgia for Planning and Development

Mission

To passionately strive daily to enhance the quality of life to create a safe and sustainable community in partnership with the public through the delivery of efficient and effective services

Function of the Planning and Sustainability Department

The Planning and Sustainability Department’s function is to coordinate the County’s comprehensive planning, zoning regulatory framework, building development, business license, and code compliance activities with its various stakeholders, to facilitate long term planning and development policies.

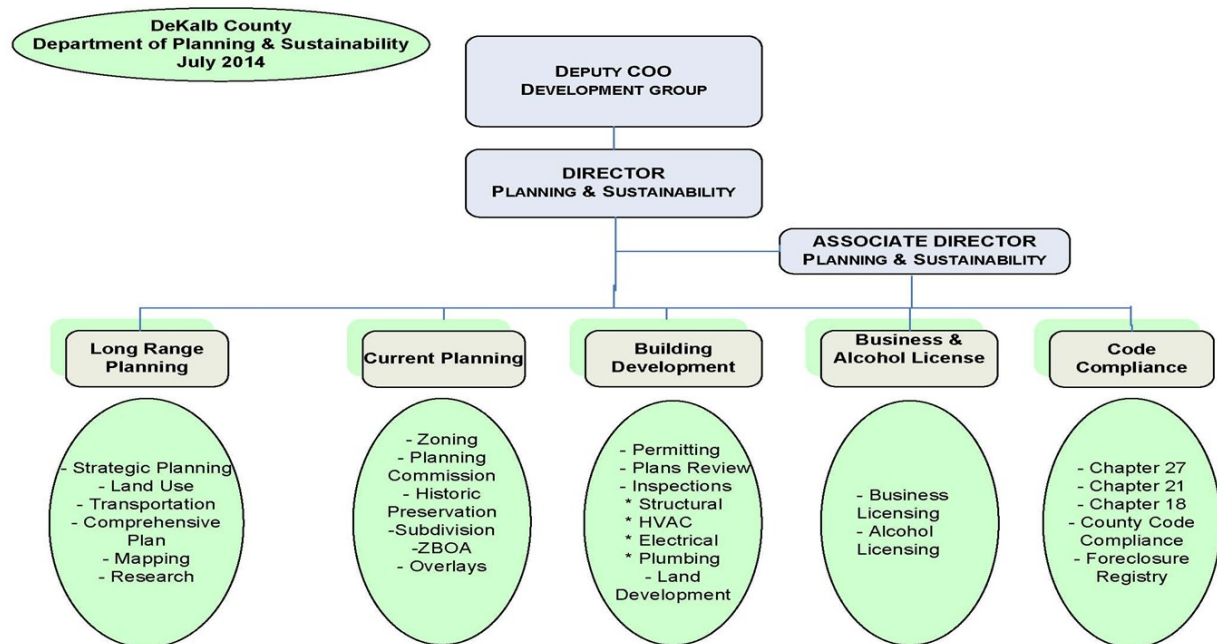
Purpose of the Annual Development Report (ADR)

This report is intended to be an evolving, useful tool for staff as well as the public to track building, and development activity throughout DeKalb County, Georgia. It is the desire of staff to receive the necessary feedback from citizens, builders, and the business community to continue to improve the quality of this report. The activity highlighted in this report is segmented between planning and zoning, structural permits, business license, and land development activity.



Andrew Baker, AICP

DeKalb County Planning and Sustainability





Commission Districts and the ADR

The data within the ADR is compiled and quantified by DeKalb County Commission Districts. There are seven commissioners total. Five commissioners represents all areas of the county. Two commissioners represent the east and west portions of the county, called Super District Commissioners. The Board of Commissioner for DeKalb County are:

- Nancy Jester - Commission District 1
- Jeff Rader - Commission District 2
- Larry Johnson - Commission District 3
- Sharon Barnes-Sutton - Commission District 4
- Mereda Davis Johnson - Commission District 5
- Kathie Gannon - Super District 6
- Stan Watson - Super District 7

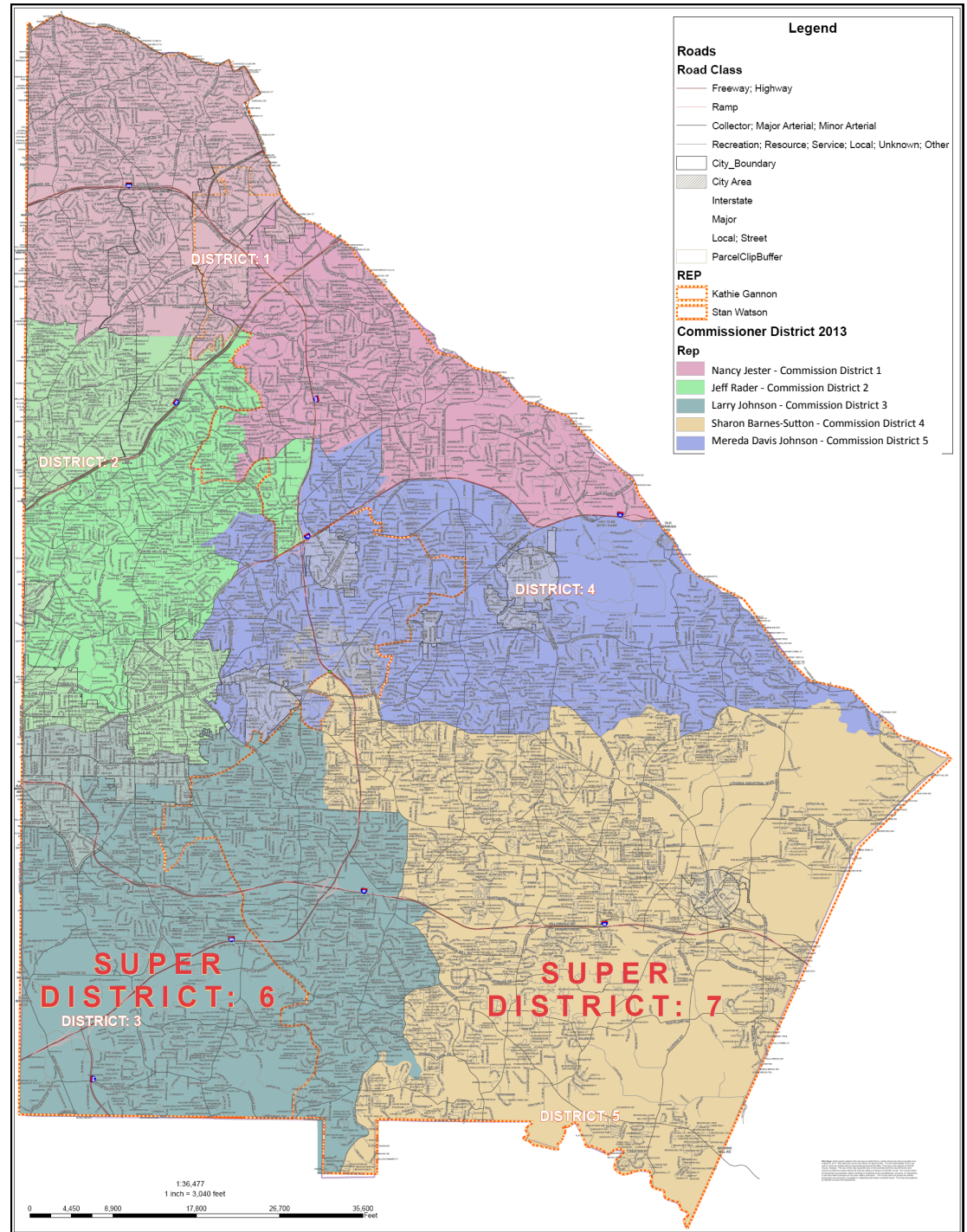
Responsibilities

The commission has the power and authority to fix and establish policies, rules and regulations governing all matters reserved to its jurisdiction by the DeKalb County Organizational Act. In terms of the MTR/ADR, the Boards responsibilities are listed and not limited to the following:

To regulate land use by the adoption of a comprehensive development plan and by the adoption of other planning and zoning ordinances

To fix, levy and assess business license fees.

The Board makes recommendations for land use amendments, comprehensive plan text amendments, rezonings, zoning modifications/conditions, and special land use permits (SLUPs). All of these num-



Land Use and Zoning



LAND USE ACTIVITY

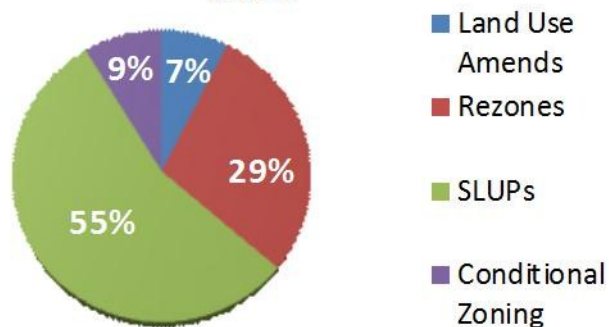
Planning Applications

In 2014, Planning processed 80 applications. These applications include land use amendments, re-zonings, conditional zonings and special land use permits (SLUPs). Of all the planning applications processed, SLUPs made up the majority at 44. Rezone applications processed 23 applications, and 6 applications were land use amendments.

Planning Applications	Count	%
Land Use Amends	6	7.5%
Rezones	23	28.8%
SLUPs	44	55.0%
Conditional Zoning	7	8.8%
Total	80	100.0%

Planning Applications Processed

2014

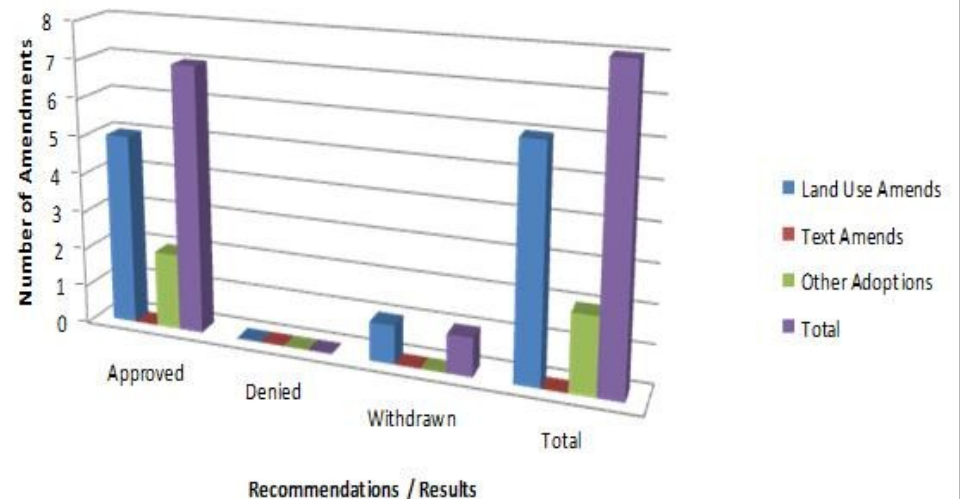


Comprehensive Plan Land Use Amendments at a Glance

The Comprehensive Plan for DeKalb County was adopted in 2007. The plan is based on the concept of nodal activity centers connected by mixed use commercial corridors. The goal of the plan is to preserve neighborhoods by encouraging the redevelopment of existing commercial centers. In an effort to give the plan a chance to develop, the BOC limited the opportunities for amendments. As such, land use amendments to the Comprehensive Plan are heard by the Board of Commissioners only twice a year (March and September).

In 2014, 75% of land use amendments processed were approved, with only one application withdrawn. Of the amendments approved, most were Town Center designations, which are mixed-use activity centers, allowing a maximum of 60 dwelling units per acre. Most of the approved amendments occurred in Commission Districts 2 and Super District 6. In the table below, other comprehensive plan related items include the Comprehensive Transportation Plan and the Truck Routes. They are treated as a supplemental element to the Comprehensive Plan.

Comprehensive Plan Amendments 2014



LAND USE ACTIVITY

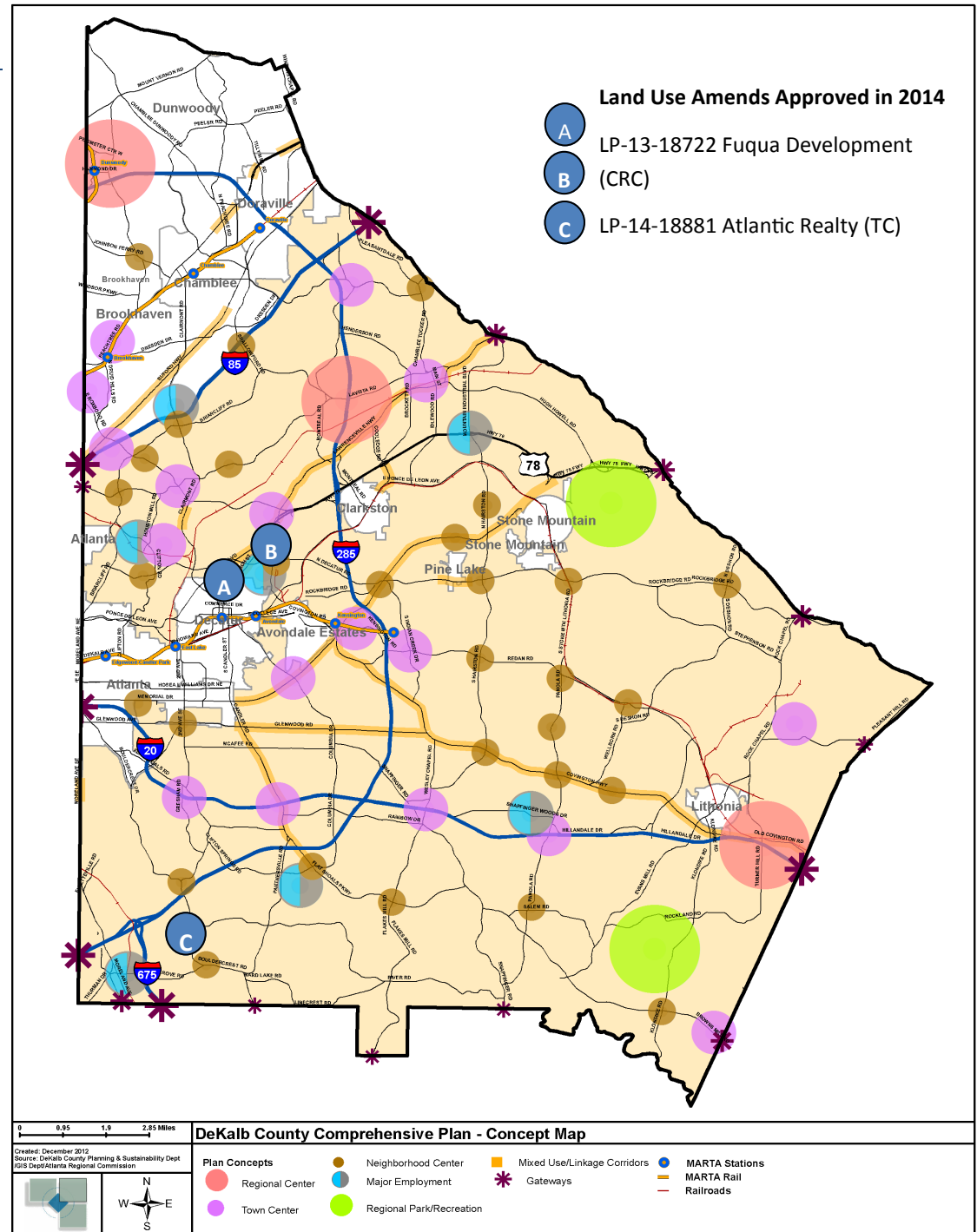
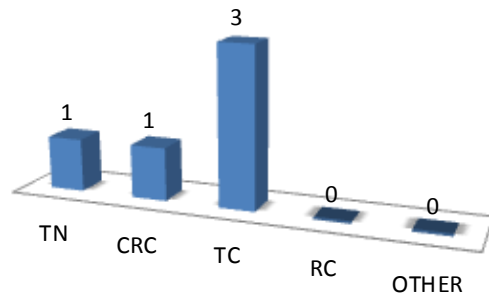
Key

TN - Traditional Neighborhood
CRC - Commercial Redevelopment Corridor
RC - Regional Center
Other - Suburban, Institutional, Office Park, Industrial, Highway Corridor

TABLE: TYPES OF LAND USE AMENDS APPROVED 2014

Commission District	TN	CRC	TC	RC	OTHER	TOTAL
1	0	0	0	0	0	0
2	0	1	2	0	0	3
3	1	0	0	0	0	1
4	0	0	1	0	0	1
5	0	0	0	0	0	0
Subtotal	1	1	3	0	0	5
6	1	1	3	0	0	5
7	0	0	0	0	0	0
Subtotal	1	1	3	0	0	5

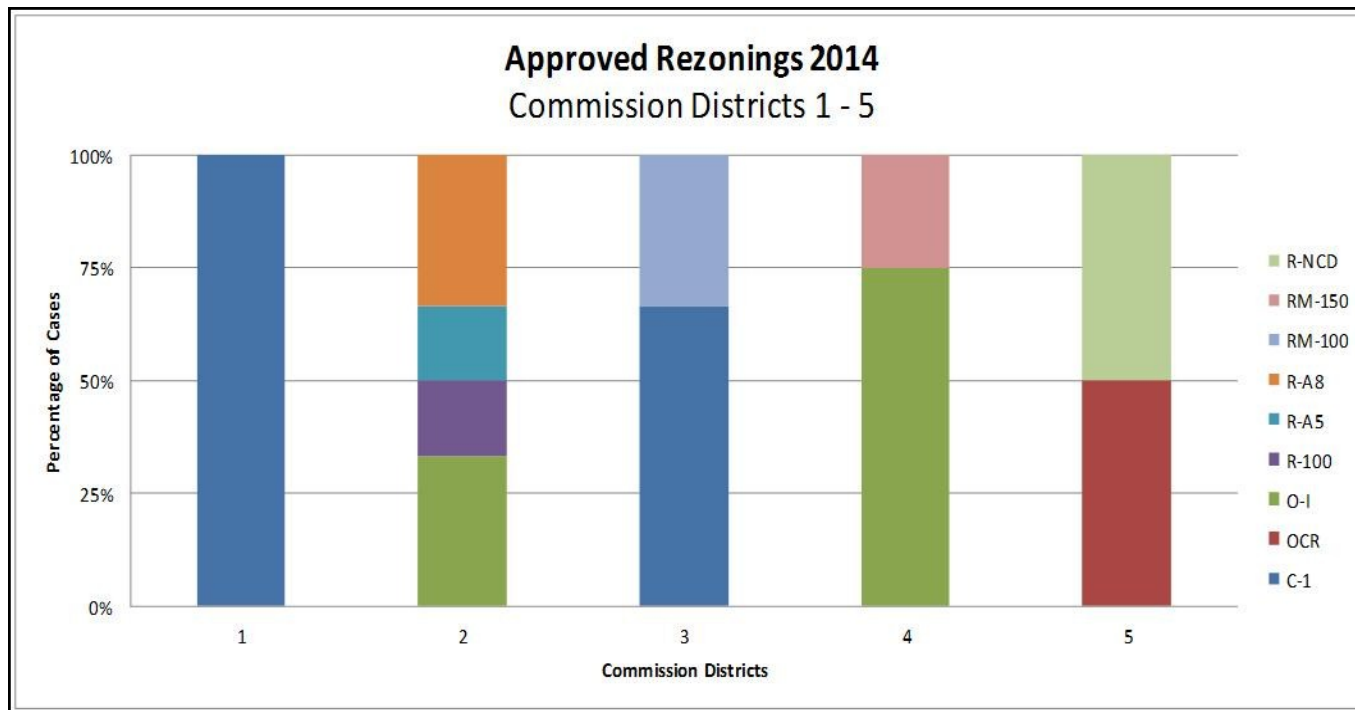
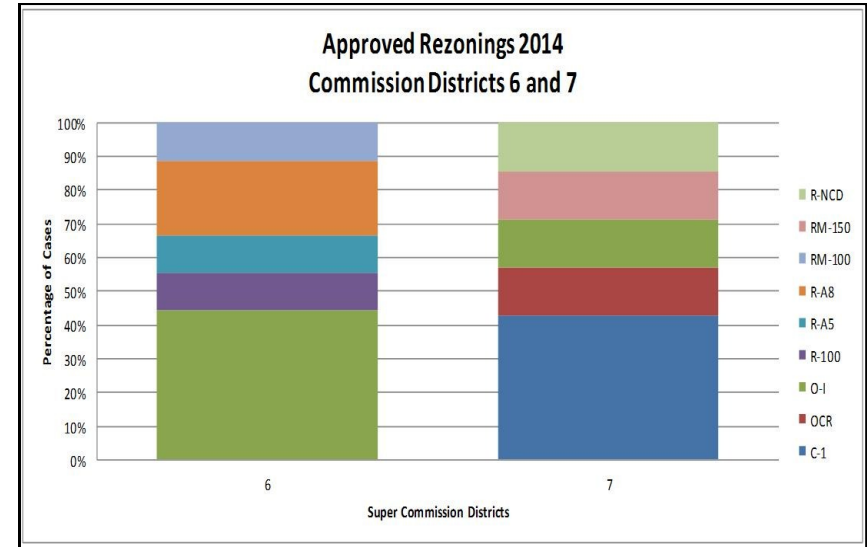
Types of Land Use Ammends Approved 2014



ZONING ACTIVITY - Rezoning

Approved Rezoning. The location and types of approved land use/rezoning cases often serve as an indicator of development activity throughout DeKalb County. In general, applications for land use amendments and rezoning are one of the first steps in the land development process. Zoning changes (rezoning) indicate adjustments to the official zoning map, which allow for more specific development types.

Below, is a table of all rezoning that were approved in 2014. As shown in the 2014 Approved Zoning chart and table, Commission District 2 approved the most cases throughout the year. The majority of those cases were multi-family residential (RM-100), followed by single residential (R-A8). The least amount of cases approved were in District 5, all being commercial (C-1). Super District 6 approved more cases than District 7 (60-40%). Similar to District 2, most of the cases approved were multi-family (RM-100).



5 QUICK FACTS

O-I Office and Institutional was the most non-residential

RM-100 Majority of residential cases approved

District 2 Majority of zoning activity took place in this district

Non-Res More non-residential rezonings than residential

1 District 1 contained the least amount of re-zoning activity

C-1 Majority of commercial activity in District 7

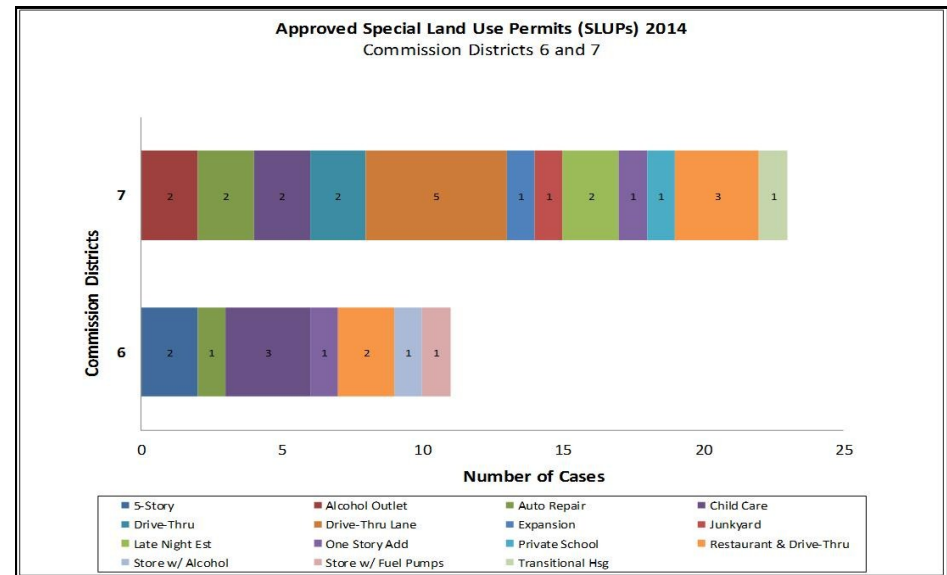
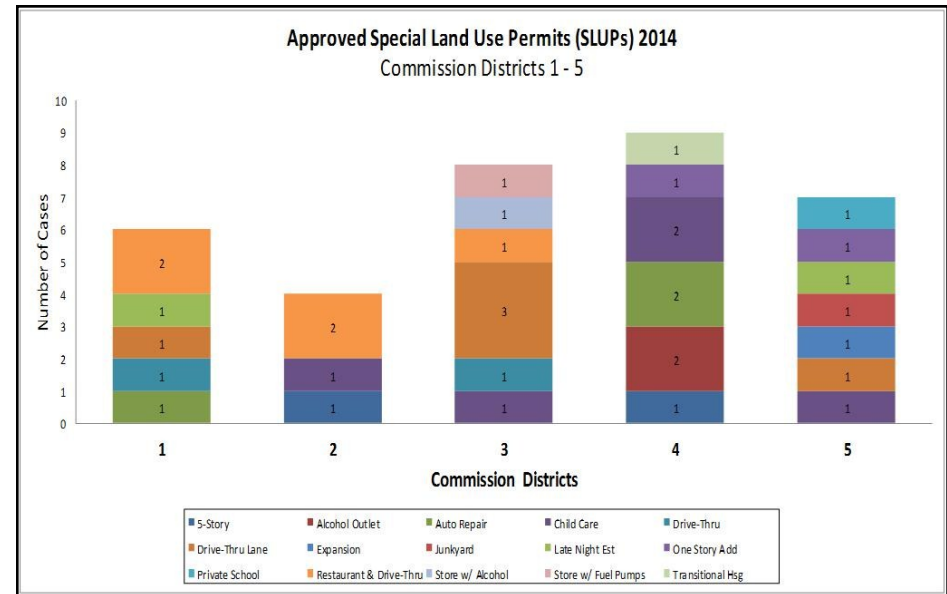
ZONING ACTIVITY - Special Land Use Permits (SLUP)

Special Land Use Permits (SLUPs)

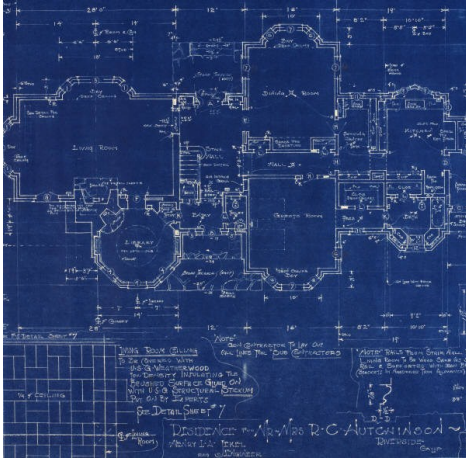
The total number of SLUPs approved for 2014 were 34. The following is a summary of SLUPs that were approved for 2014, by each commission district:

- **Commission District 1** - This district ranked 4th (17%) in the number of SLUPs approved. The majority of SLUPs approved for this district were for restaurants and drive-thru.
- **Commission District 2** - This district ranked 5th (12%) in the number of SLUPs approved. The majority of SLUPs approved for this district were for restaurants and drive-thru.
- **Commission District 3** - This district ranked 2nd (24%) in the number of SLUPs approved. The SLUPs approved for this districts were one each of restaurants/drive-thru, store with alcohol, and a store containing fuel pumps.
- **Commission District 4** - This district ranked 1st (26%) in the number of SLUPs approved. The majority of SLUPs approved for this district were alcohol outlets and auto repair.
- **Commission District 5** - This district ranked 3rd (20%) in the number of SLUPs approved. The majority of SLUPs approved for this district varies from a child care to a late night establishment. See Table on the next page for more detail.
- **Super District 6** - The percentage of approved SLUPs in this district is 32%. The majority of SLUPs approved for this district were for child care.
- **Super District 7** - The percentage of approved SLUPs in this district is 68%. The majority of SLUPs approved for this district were for drive-thru lanes.

In terms of the types of SLUPs approved, in DeKalb County, the majority were restaurants and drive-thru, followed by auto repair. The table and charts that follow, detail that information.



Note: Definitions for SLUP categories may be found in the appendix of this document.



Building Permits



Land Disturbance Permits



DEVELOPMENT SERVICES - Business Permits (Residential)

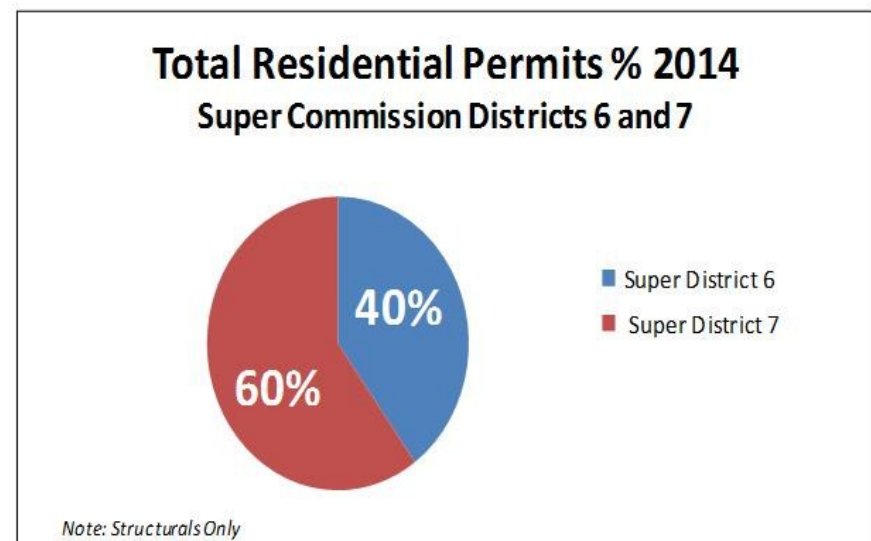
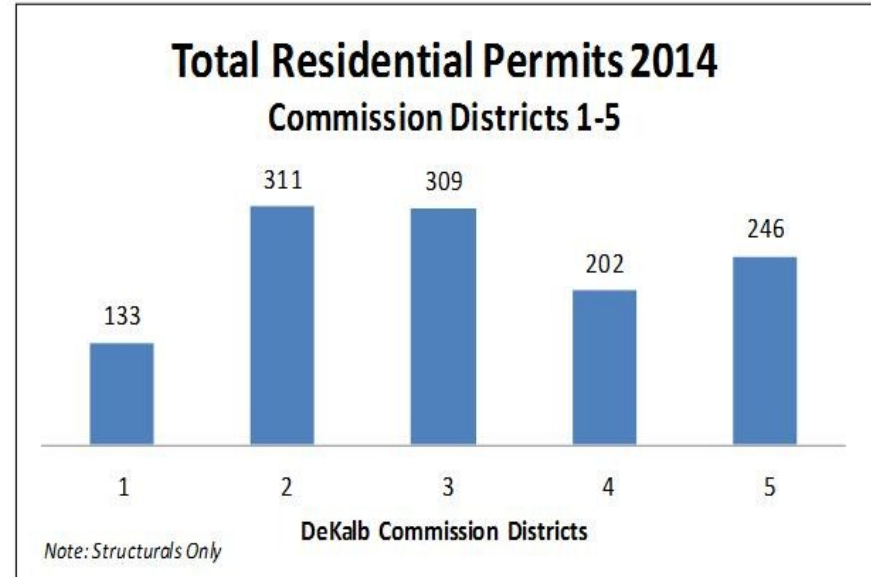
Residential Building Permit data in this report represents the number of permits approved per commission district, throughout the entire county. Permits represented in this section are for residential properties. The type of permits are structural, shell, and miscellaneous. Only Structural Permits are included with the final totals, due to the level of residential construction, and the substantial impact on development.

- ⇒ **Structural Permits** are projects that require fire review, and include *new construction*, interior alterations, and additions.
- ⇒ **Shell Permits** pertain to construction of a commercial building that has no interior finish, other than common areas and has no occupants. A project would typically have a shell building that includes the foundation, structure, vertical circulation, exterior skin and the corridors. The individual tenant spaces such as retail or office space are permitted separately from the shell.
- ⇒ **Miscellaneous Permits** would be categorized as Tents, Trailers, Swimming Pools, Demolition, Accessory Structures, Move In As Is (no construction), Change of Ownership, Change of Business Name.

There were a total of 1,201 permits for the year 2014. Commission District 2 consisted of the largest number of permits for all districts (1 thru 5). Ranking from highest number of permits to the least is as follows:

- District 2 (26%)
- District 3 (26%)
- District 5 (20%)
- District 4 (17%)
- District 1 (11%)

Super Commission District 7 surpassed Super District 6 by 20% in the percentage of permits approved. See the table below for more detail.



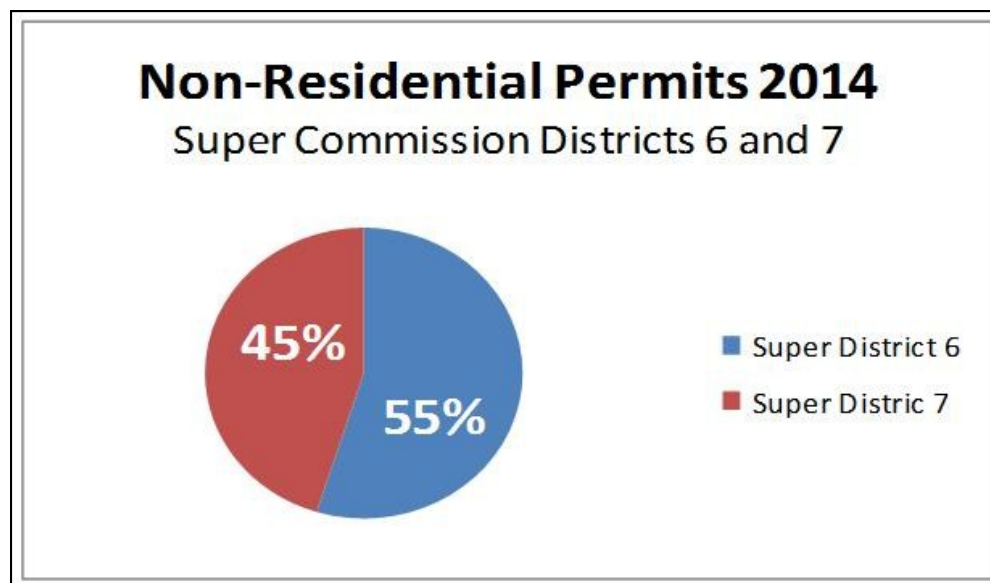
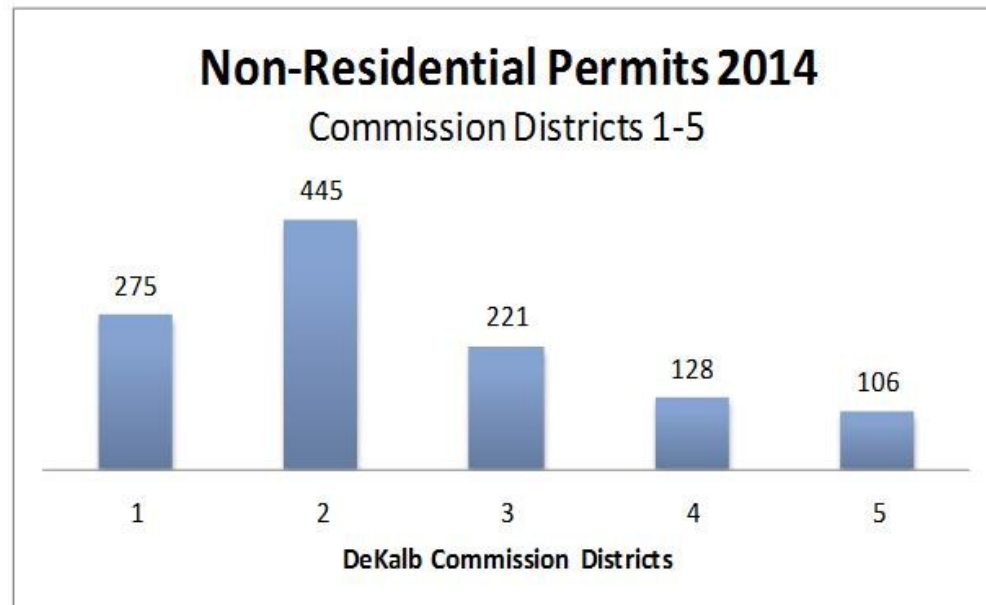
DEVELOPMENT SERVICES - Business Permits (Non-Residential)

Non-Residential Building Permit data in this report represents the number of permits approved per commission district, throughout the entire county. The type of structures permitted in non-residential include: accessory structures, hotels/motels, restaurants, office, hospitals, warehouses, and schools. Permits represented in this section are for non-residential property. The type of work permits includes: additions and alteration to existing structures, new construction, tenant and use changes, and repairs to existing structures.

There were a total of 1,175 permits approved for the year 2014. Commission District 2 consisted of the largest number of permits for all districts (1 thru 5). Ranking from highest number of permits to the least is as follows:

- District 2 (38% of total permits)
- District 1 (23% of total permits)
- District 3 (19% of total permits)
- District 4 (11% of total permits)
- District 5 (9% of total permits)

Super Commission District 6 surpassed Super District 7 by 10% in the percentage of permits approved. See the table below for more detail.



Note: Total Non-Residential Permits for 2014 include Structural, Shell, and Miscellaneous.

DEVELOPMENT SERVICES - Land Development (Type of Work)

Land Development Permits (LDP) involves permitting the grading, platting, demolition, and new construction on property. Residential structures permitted include apartments, condominiums, single-family detached, and townhomes. Non-residential structures permitted include institutional, hotels, industrial warehouses, office, restaurants, and retail. To focus on new development/construction, the data shown below covers LDPs issued for Additions/Alterations, New Construction and Sketch Plat (new subdivisions). LDPs issued for work such as grading and demolition are not included.

- * **Additions/Alterations** - LDPs for additions and alterations only include major commercial and multi-family developments. Additions and alterations for individual single-family lots are not included.
- * **New Construction** - Similar to Additions/Alterations, New Construction includes major commercial, multi-family and residential subdivisions. Individual residential lots are not reflected.
- * **Sketch Plat**— Includes single-family residential subdivisions over 3 units in size.

Land Development Activity by Type of Work— Table

COMMISSION DISTRICT	ADDS/ ALTERATIONS	NEW CONST	SKETCH PLAT	TOTAL
1	8	15	2	25
2	15	36	20	71
3	4	12	0	16
4	6	9	0	15
5	3	7	0	10
Total	36	79	22	137
SUPER DISTRICT				
6	21	39	17	77
7	15	40	5	60
Total	36	79	22	137

Chart -Land Development Activity by Type of Work

Commission Districts 1 to 5

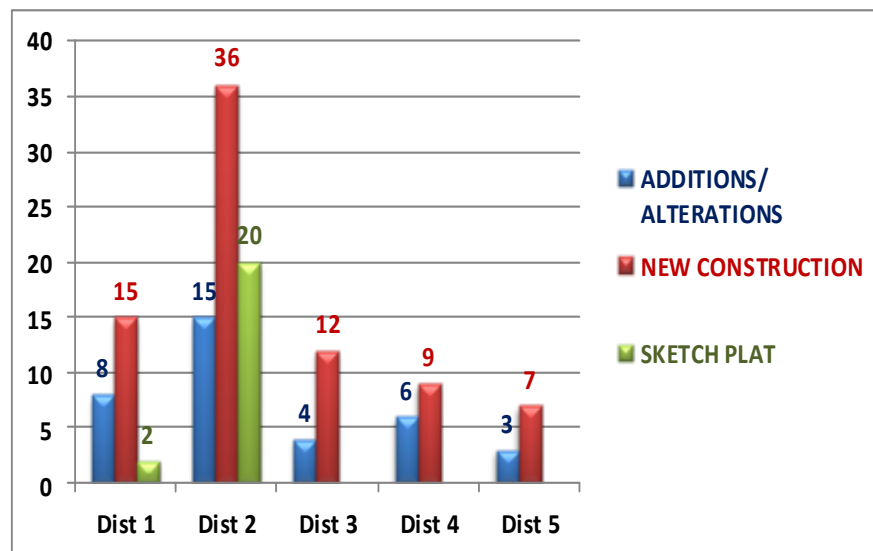
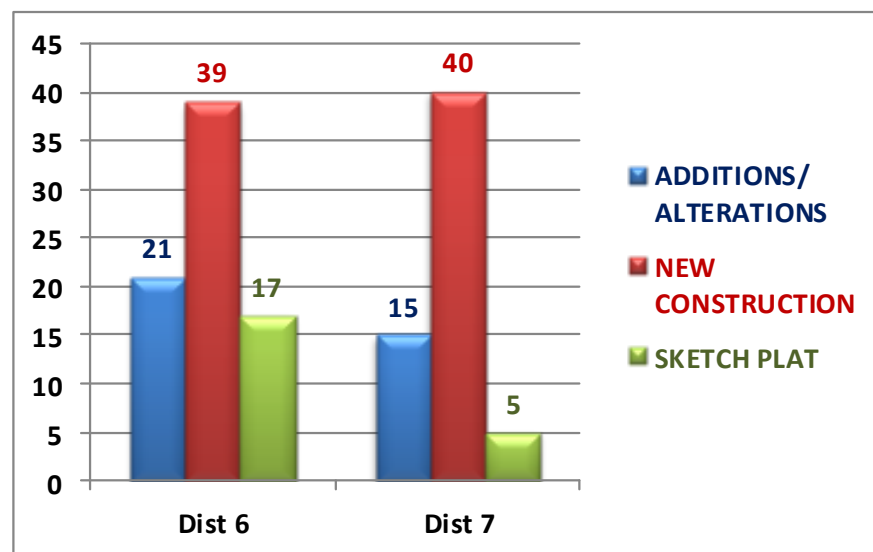


Chart - Land Development Activity by Type of Work

Super Districts 6 and 7



DEVELOPMENT SERVICES - Land Development (Type of Use)

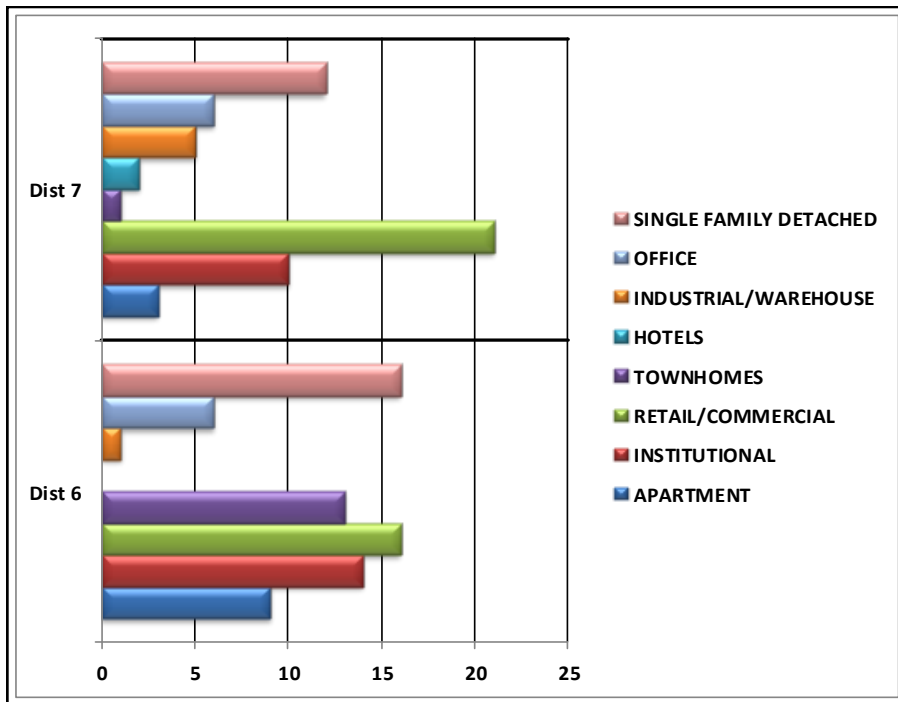
Summary:

New Construction Permits was the most active permit type with 79 permits, followed by Sketch Plat 22 (new subdivisions) within all commission districts. The following ranks each of the commission districts areas on the percentage of work type, from the greatest to the least:

Additions / Alterations	New Construction	Sketch Plat
1. Commission District 2 @ 41%	1. Commission District 2 @ 46%	1. Commission District 2 @ 91%
2. Commission District 1 @ 22%	2. Commission District 1 @ 42%	2. Commission District 1 @ 9%
3. Commission District 4 @ 17%	3. Commission District 3 @ 15%	3. Commission District 3 @ 0%
4. Commission District 3 @ 11%	4. Commission District 4 @ 11%	4. Commission District 4 @ 0%
5. Commission District 5 @ 8%	5. Commission District 5 @ 8%	5. Commission District 5 @ 0%
Super District 6 @ 58 %	Super District 7 @ 51%	Super District 6 @ 77%
Super District 7 @ 42%	Super District 6 @ 49%	Super District 7 @ 23%

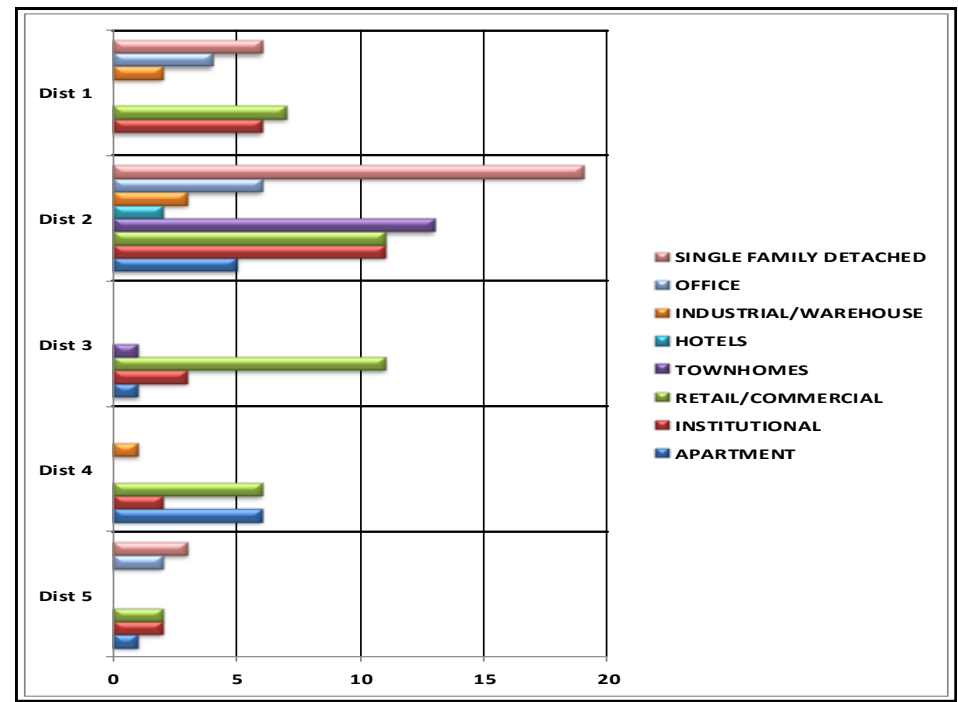
Land Development Activity by Type of Use

Super Districts 6 and 7



Land Development Activity by Type of Use

Commission Districts 1 to 5



DEVELOPMENT SERVICES - Land Development (Type of Use)

Summary:

- **District 1** had the 2nd highest number of permits (25) of which 28% were Retail/Commercial followed by SFD and Institutional which were both 24%.
- **District 2** had the most Single-Family Detached (19) and Town-home (13) residential activity making up a combined 46% of the district's total.
- **District 3** had lower numbers overall, but retail activity (11) was high compared to other districts.
- **District 4** was similar to District 3, but was more balanced between apartment and retail activity.
- **District 5** had the fewest permits (10), but had an even distribution of Apartments, Retail/Commercial, Institutional and SFD.

Land Development Activity by Type of Use — Table

COMMISSION DISTRICT	APARTMENT	INSTITUTIONAL	RETAIL/COMMERCIAL	TOWN-HOMES	HOTELS	INDUSTRIAL/WAREHOUSE	OFFICE	SINGLE FAMILY DETACHED	Total
1		6	7			2	4	6	25
2	5	11	11	13	2	3	6	19	70
3		3	11	1					15
4	6	2	6			1			15
5	1	2	2				2	3	10
Total	12	24	37	14	2	6	12	28	135
SUPER DISTRICT									
6	9	14	16	13		1	6	16	75
7	3	10	21	1	2	5	6	12	60
Total	12	24	37	14	2	6	12	28	135

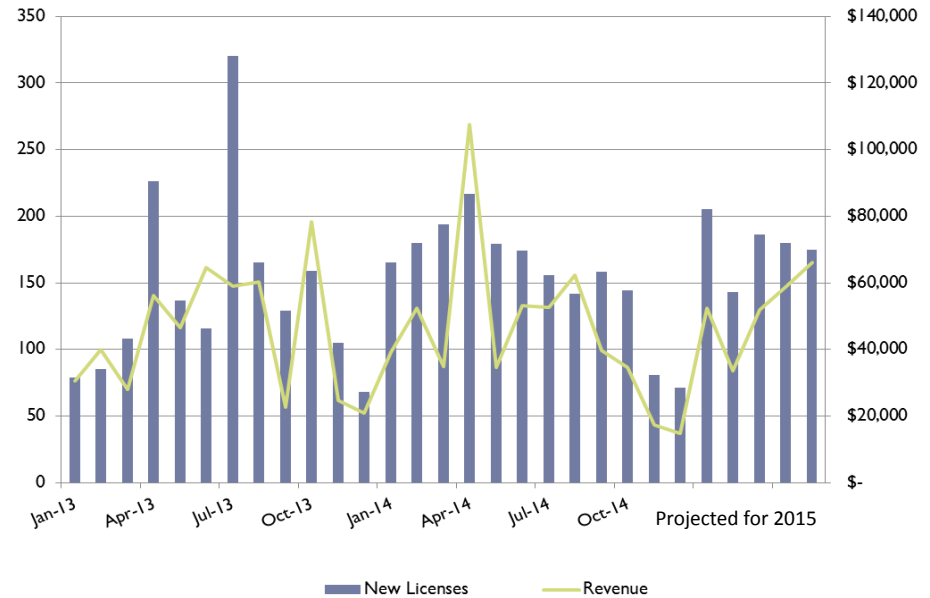
Land Development Activity by Type of Use — Table (percentage)

COMMISSION DISTRICT	APARTMENT	INSTITUTIONAL	RETAIL/COMMERCIAL	TOWN-HOMES	HOTELS	INDUSTRIAL/WAREHOUSE	OFFICE	SINGLE FAMILY DETACHED
1		24%	28%			8%	16%	24%
2	7%	16%	16%	19%	3%	4%	9%	27%
3	6%	19%	69%	6%				0%
4	40%	13%	40%			7%		0%
5	10%	20%	20%				20%	30%
SUPER DISTRICT								
6	12%	19%	21%	17%		1%	8%	21%
7	5%	17%	35%	2%	3%	8%	10%	20%

New Business Licenses have increased since 2013

Year	Licenses issued through May
2013	635
2014	935
2015	900 (projected)

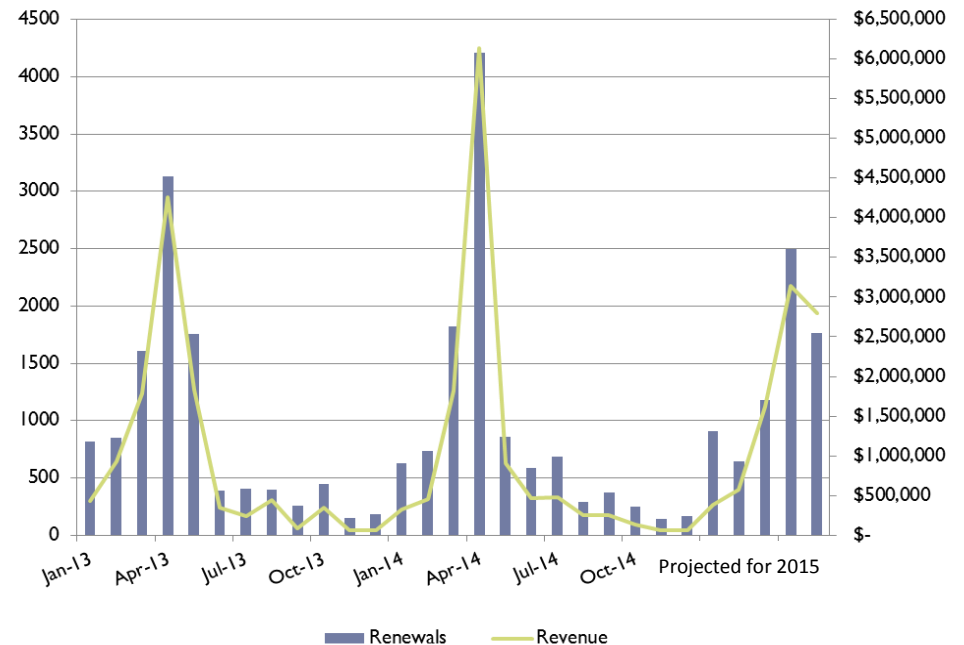
New Business Licenses



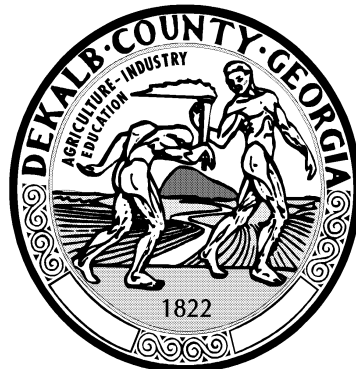
Business License renewals remain highly seasonal

Year	Licenses renewed through May
2013	8,157
2014	8,257
2015	8,000 (projected)

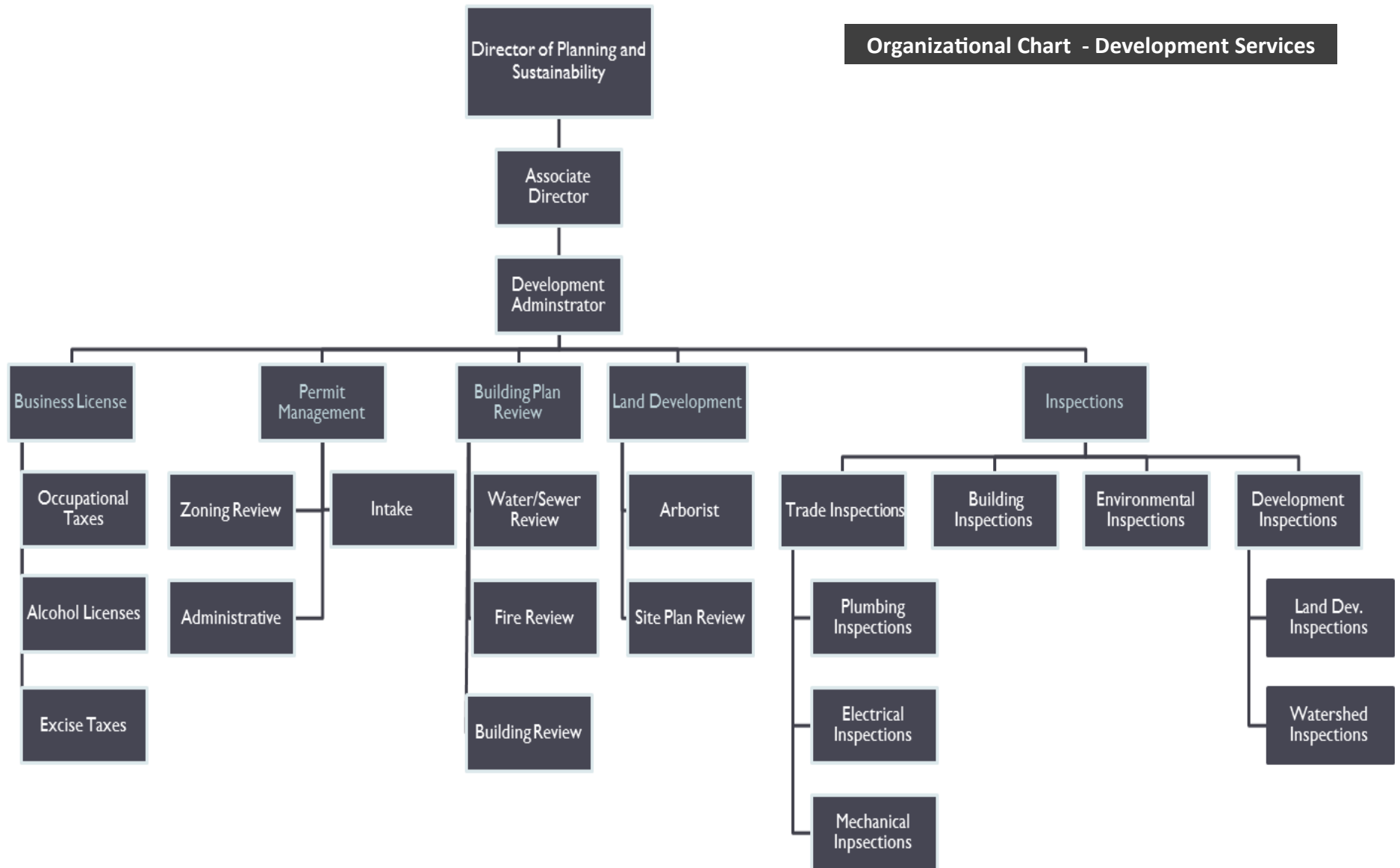
Business License Renewals



APPENDIX



APPENDIX - Organization Chart / Development Services



APPENDIX - Permitting Improvement Process

The Permitting Improvement Project

Permitting Improvements designed to increase efficiency and enhance customer service. The Permitting Improvement Project was launched in 2013 in response to feedback from business and civic leaders stating that DeKalb's permitting and business license operations were hindering growth.

The project plan was structured in three phases:

- ⇒ **Phase 1:** Short-Term improvements identified and implemented "low hanging fruit" changes; established Major Projects Team, upgraded Q-Matic and IVR systems and procured consulting support for in-depth business process analysis. **May – September 2013**
- ⇒ **Phase 2:** Retained Consulting firm to formulate business process changes and implementation plan. Developed and produced permit guides, streamlined processes, and implemented Peer Review Policy. **October 2013 – December 2014**
- ⇒ **Phase 3:** Software Overhaul initiated software overhaul with electronic plan review and document management system, in parallel to Hansen Phase 0 Assessment. Implementing facility changes. **July 2015 – February 2017**

Permitting Improvement Project Data

Data shows substantial progress toward improving permit operations. Since this project began in May, 2013 we have substantially improved permitting operations by:

- Consolidating fragmented areas (Land Development, Environmental Inspections, Fire Review, Water/Sewer Review, and Business Licenses) into a single organizational structure to create a one-stop-shop
- Adopting streamlined processes for minor permits (alterations and move-in as is)
- Developing permit guides to assist customers through the entire process
- Establishing a solution-oriented culture dedicated to customer service
- Upgrading technology (Q-Matic & IVR Systems) to increase staff efficiency



Customer experience has been enhanced through reduced plan review times and faster inspections for all projects, and guaranteed service levels for Peer Reviewed projects. The new culture emphasizes data gathering and data analysis to measure our successes and develop corrective measures where improvements are still needed.

APPENDIX - Permitting Improvement Process

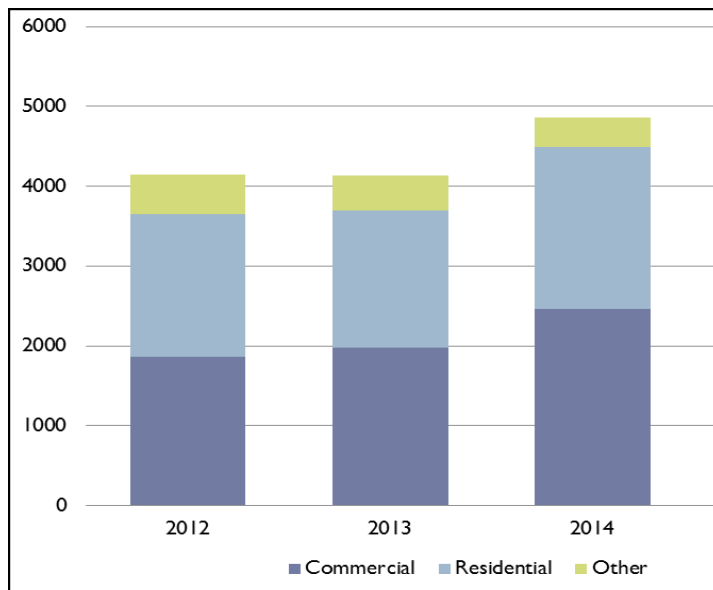
1. Architectural and Engineering Firms become registered within the county as Peer Reviewers.
2. A public database is maintained by the county of all registered Peer Reviewers.
3. Applicants select a Peer Reviewer from the database to review structural, life safety, fire systems and accessibility aspects of plan before submitting plans to the County.
4. Once review is completed, the customer submits signed plans to the County.
5. The County performs an expedited plan review. Plans that submitted through the Expedited Commercial Plan Review Program are guaranteed to be reviewed within 10 days.
6. The County's review also covers zoning, building, fire and watershed management requirements.



- New construction is 10% of the total number of permits.
- Trade permits (electrical, HVAC, plumbing) are not included.

Building permits issued are increasing year to date

Permits Issued 2012 - 2014



Year	Table -Permits issued 2012-2014		
	All Permits	Commercial	Residential
2012	1657	719	796
2013	1375	517	735
2014	1602	680	745
2015 Projected	2500	1300	1000

94% of Expedited Commercial Plan Reviews have met their target of 10 days or less

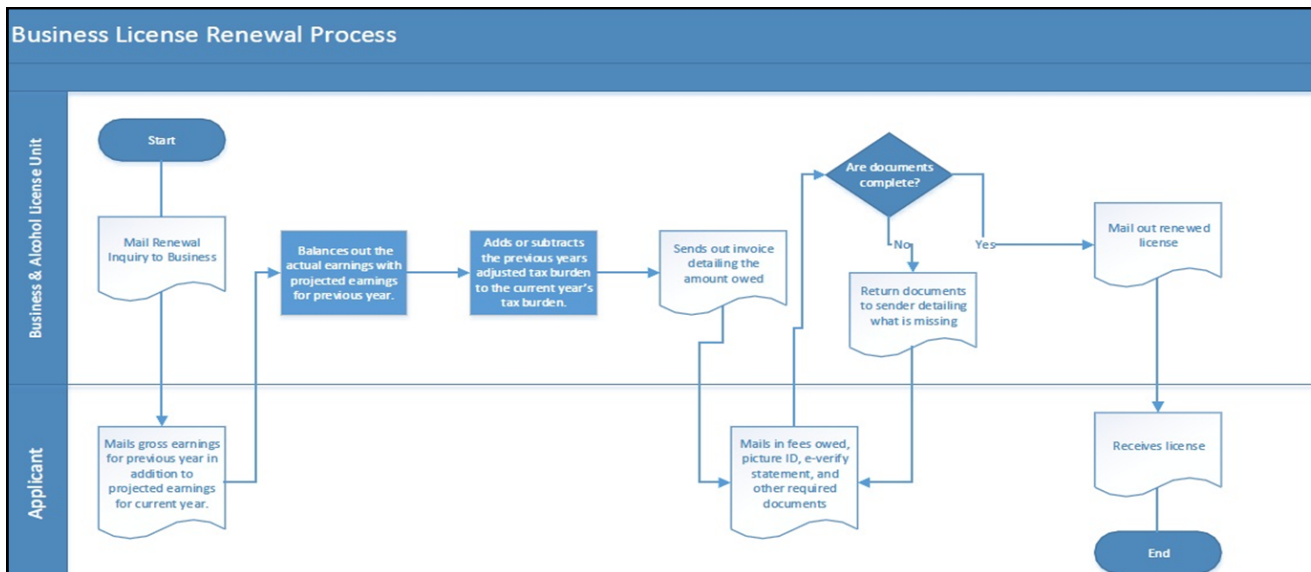
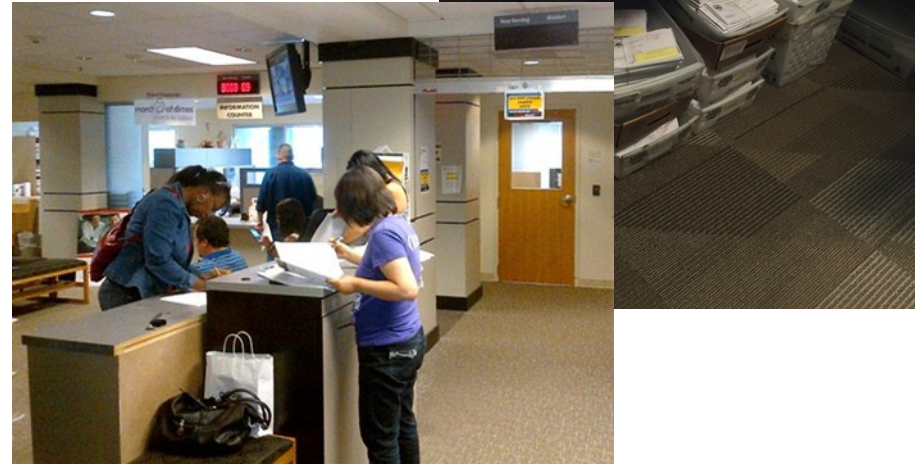
8 Days is the average performance time since the beginning of the program

APPENDIX - Permitting Improvement Process

Business Licensing improvements are being undertaken to address systemic challenges

Challenges facing DeKalb County's business licensing operations include:

- Processing timely Business & Alcohol License renewals
- Staffing & training deficiencies are leading to ineffective and inefficient operations
- The Business & Alcohol License Unit faces issues with time & resource allocation
- Insufficient resources at peak activity times for applications and renewals
- On the job training for new employees is not adequate to keep up with the volume of daily applicants
- Phone calls and e-mails are going unanswered or unreturned on the same day
- Backlog prevents timely processing of mail-in renewals



Process Improvements:

- ⇒ The Business & Alcohol License Unit is currently under observation and we are collecting data on processing times, work-flows, and employee tasks
- ⇒ With the collected data, business work flow process maps are being constructed to pinpoint inefficiencies and find areas for improvement

The process map below displays how the number of interactions between the Business & Alcohol License staff and applicants contribute to an inefficient process

APPENDIX - Tables

Table: Comprehensive Plan Applications

Amendment	Approved	Denied	Withdrawn	Total
Land Use Amends	5	0	1	6
Text Amends	0	0	0	0
Other Adoptions	2	0	0	2
Total	7	0	1	8

Approved Rezoning by Type 2014 - Super Commission Districts 6 and 7

Super Districts	C-1	OCR	O-I	R-100	R-A5	R-A8	RM-100	RM-150	R-NCD	Grand Total
6	0	0	4	1	1	2	1	0	0	9
7	3	1	1	0	0	0	0	1	1	7
Grand Total	3	1	5	1	1	2	1	1	1	16

Approved Rezoning by Type 2014 - Commission Districts 1 - 5

Commission District	C-1	OCR	O-I	R-100	R-A5	R-A8	RM-100	RM-150	R-NCD	Grand Total
1	1	0	0	0	0	0	0	0	0	1
2	0	0	2	1	1	2	0	0	0	6
3	2	0	0	0	0	0	1	0	0	3
4	0	0	3	0	0	0	0	1	0	4
5	0	1	0	0	0	0	0	0	1	2
Grand Total	3	1	5	1	1	2	1	1	1	16

Key:

Residential (Single Family) - R-100, R-A5, R-A8, R-NCD

Residential (Multi-Family) - RM-100, RM-150

Non-Residential/Mixed Use - C-1, OCR, O-I

APPENDIX - TABLES

Residential Permits Table

Commission Districts	Structural Permits	% of Permits
1	133	11.1%
2	311	25.9%
3	309	25.7%
4	202	16.8%
5	246	20.5%
Sub Total	1201	100.0%
Super District 6	480	40.0%
Super District 7	721	60.0%
Sub Total	1201	100.0%

Non - Residential Permits Table

Commission Districts	Structural Permits	Shell Permits	Miscellaneous Permits	Total	% of Permits
1	183	1	91	275	23.4%
2	356	4	85	445	37.9%
3	126	-	95	221	18.8%
4	80	-	48	128	10.9%
5	32	2	72	106	9.0%
Sub Total	777	7	391	1175	100.0%
Super District 6	485	4	155	644	54.8%
Super District 7	292	3	236	531	45.2%
Sub Total	777	7	391	1175	100.0%

APPENDIX - Comprehensive Plan Amendments

Comprehensive Transportation Plan

Project Team

Kimley Horne & Assoc. , DeKalb County Planning and Sustainability, DeKalb County Transportation, Board of Commissioners and CEO,

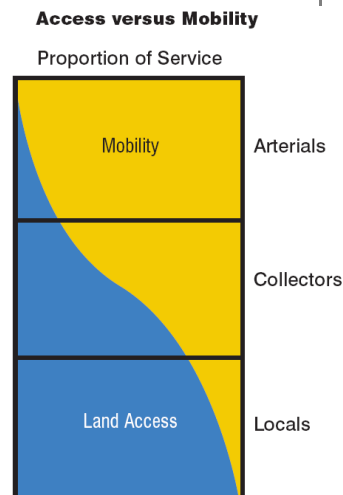
Project Summary

The DeKalb County Comprehensive Transportation Plan represents a coordinated strategy intended to improve how people, goods, and services move throughout and within the community. The Plan was intentionally designed to emphasize implementation by seeking to align public policy, funding, and partnerships that promote positive influences on the transportation system.

Function Classification Summary

In a functional classification system, roadways are typically divided into several categories based on their character and operational features. These categories typically include at a minimum arterials, collectors, and local roads.

For more info: <http://www.dekalbtransportationplan2014.com/>



Source: FHWA

Medline LCI Study

Project Team:

Sizemore Group, Sycamore Consulting, Market + Main Inc., HKS Inc., Atlanta Regional Commission (ARC), DeKalb County Planning and Sustainability Department; Kimley Horn and Assoc., Commission Districts 2 and 6.

Project Summary - The Livable Centers Initiative Program provides planning grants for local government and nonprofits to achieve the following goals:

- Encourage mixed income live, work, play, and shop activity centers
- Create connected communities with multi-modal access for all users, including transit, walking, & biking
- Include public outreach involving all stakeholders.

Community Vision

Medline Wellness District: An economically thriving, walkable, and vibrant community that builds from the existing health and wellness markets and cultural amenities to engage an active and healthy population.

For more info: www.atlantaregional.com



CASE #	APPLICANT	Change From	Change To	DIS-TRICTS2	Super Dist
Z-13-18732	DeKalb BOC	RM-150	O-I	2	6
Z-13-18631	Joan English	RM-100	RM-150	4	7
Z-14-19053	JDL Castle Corporation	O-I & C-1	C-1	3	7
Z-14-19058	Bouldercrest II, LLC	R-75	RM-100	3	6
Z-13-18724	Fuqua Development	R-75	O-I	2	6
Z-14-18943	McKinley Construction	R-85	R-NCD	5	7
Z-13-18846	Atlantic Realty Development, LLC	C-2	O-I	4	6
Z-14-19051	V & S Capital DeKalb, LLC	C-1	OCR	5	7
Z-14-19137	Ethiopian Community Association	RM-85	O-I	4	6
Z-14-19139	McDonald's (Demetria Peterson)	C-1	C-1	1	7
Z-14-19143	Theo Stone for GA Decatur Memorial, LLC	OCR	C-1	3	7
Z-14-19358	Khadra Raage	R-100	O-I	4	7
Z-14-19336	Ryland Group	R-100	R-A5	2	6
Z-14-19367	Michael Dye for Edge City Properties	R-100	R-A8	2	6
Z-14-19375	John Wieland Homes	R-75	R-100	2	6
Z-14-19472	AOB, LLC	R-100	R-A8	2	6
*Z-14-19370	APD Solutions			5	7

**Note: APD Solutions case was approved, but rescinded by the Board of Commissioners. This case is to be heard again in 2015.*

APPENDIX - SLUPs Defined

Special Land Use Permits (SLUPs)

The DeKalb County Zoning Code, Chapter 27 defines Special land use permit as the approval by ordinance of a use of land which the board of commissioners is authorized to decide as specified within a zoning district pursuant to the procedures and criteria contained in article V, division 2 . Special land use permits are required for uses that have operational characteristics and/or impacts that are significantly different from the zoning district's principal authorized uses and therefore require individual review pursuant to the standards and criteria set forth in this division and chapter. The board of commissioners, following recommendation by the planning commission, shall determine whether the proposed use, in the particular location contemplated, meets the standards and criteria set forth in this division and chapter. Such uses may further require, and the board of commissioners shall be authorized to impose, special conditions in order to assure their compatibility with surrounding uses and to minimize adverse impacts of the use on surrounding property.

Definitions for Special Land Use Permits (SLUP) Categories

1. **Alcohol outlet** means any retail establishment which sells unopened alcoholic beverages for off-site consumption.
2. **Auto Repair** means an establishment used for the mechanical repair of vehicles
3. **Child day care facility** means an establishment operated by any person with or without compensation providing for the care, supervision, and protection of six (6) or fewer children who are under the age of eighteen (18) years for less than twenty-four (24) hours per day, without transfer of legal custody. For the purpose of computing the number of children within the child day care facility, all children who are related by blood, marriage, adoption or guardianship to the person or persons operating the facility shall be included.
4. **Drive-through restaurant** means any retail establishment where food and drinks are prepared, and which may be consumed by customers within the principal building, or ordered and picked up from an exterior service window that services customers while in their automobiles, or at walk up service window.
5. **Junkyard** means any lot or lot and building(s) in combination which is utilized for the parking, storage or disassembling of junked vehicles, or wrecked or no operable automobiles, trucks or other vehicles; storage, bailing or otherwise dealing in bones, animal hides, scrap iron and other metals, used paper, used cloth, used plumbing fixtures, old refrigerators and other old household appliances, and used brick, wood or other building materials. These uses shall be considered junkyards whether or not all or part of these operations are conducted inside a building or in conjunction with, in addition to or accessory to other uses of the premises.
6. **Late-night establishment** means any establishment licensed to dispense alcoholic beverages for consumption on the premises where such establishment is open for use by patrons beyond 12:30 a.m.
7. **Private educational use** means the instruction, teaching or tutoring of students by an occupant of a residential dwelling as a secondary use of the dwelling that is incidental to the primary use of the dwelling unit for residential purposes. No articles or products shall be sold on the premises other than by telephone. Such instruction, teaching or tutoring shall be limited to a maximum of two (2) students at a time and shall be limited to the hours of 9:00 a.m. to 9:00 p.m. Such private educational Use shall be allowed as a permitted use in all districts where home occupations are allowed but private educational uses shall be subject to the provisions of [section 27-751](#) (a), (b), (c), (d) and (h).
8. **Restaurant** means an establishment where food and drink are prepared, served, and consumed primarily within the principal building.
9. **Restaurant, drive-through** means an establishment where food and drink are prepared which may be consumed within the principal building or which may be ordered and picked up from a service window.
10. **Story** means that portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above or, if there is no floor above, the space between the floor and the ceiling next above. Each floor or level in a multistory building used for parking, excluding a basement, shall be classified as a story.
11. **Transitional housing facility** means a building or buildings in which is provided long-term but no permanent living accommodations for more than six (6) persons who have no permanent residence and are in need of long-term housing assistance.